



**Project #22-058
The Watermark
Located at approx. 1262 West 2200 South**

REPORT SUMMARY...

Project Name: The Watermark
Proponent/Owner: Joshua Low / Watermark Project LLC
Project Address: 1262 West 2200 South
Request: Rezone from COM to MR-30, Design Review Permit
Current Zoning: Commercial (COM)
Date of Hearing: Oct. 27, 2022
Type of Action: Legislative & Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **deny** to the Municipal Council for a rezone of approximately 11.13 acres of property located at approximately 1262 West 2200 South (TIN# 03-007-0010; -0011; -0023) from Commercial (COM) to Mixed Residential High (MR-30) The Design Review Permit is contingent on the outcome of the rezone.

Land use adjoining the subject property

<i>North:</i>	COM: Residential Uses	<i>East:</i>	Outside Logan City Boundary
<i>South:</i>	Outside Logan City Boundary	<i>West:</i>	RC: Residential Uses

PROJECT

The proponent is requesting to rezone approximately 11.13-acres (three parcels) from COM to MR-30 along the south side of 2200 South near the intersection of Highway 89/91. The proponent is also requesting a Design Review Permit for 232 multi-family dwelling units, surface parking lots, landscaping and associated site improvements. This area, along with approximately 300 acres, was annexed into Logan City in October 2007 as part of the South Highway Annexation. The land is currently being used for agricultural and a single-family use with the existing home being built in 1955. Two small ponds are located on the property.



Figure 1 shows the subject 11.13-acre property

GENERAL PLAN

The Future Land Use Plan (FLUP), adopted in 2008, identifies this property as Commercial (COM). The General Plan, a nonregulatory visioning plan, describes COM areas as being intended for retail, service and hospitality businesses that provide employment centers and serve city-wide and regional populations. New projects should have buildings that meet high architectural standards and constructed with quality materials. Most COM designations inside Logan City are located near the Main Street/Highway corridor north and south of downtown.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) regulates land uses and entitles properties with specific development allowances. The COM zone allows a wide range of commercial and light industrial uses. The COM zone is typically located along major collector and arterial streets with large capacity utilities. Standard building heights are limited to 40' and 60% lot coverage maximums. Residential uses are allowed at 30 units per acre if positioned in upper floors of a vertical mixed-use building with commercial uses located on the ground floor. Parking requirements are based on each project component and 20% of project sites are required to be improved with open space and landscaping.

The MR-30 zone (proposed zoning designation) allows for high density residential uses at 30 dwelling units per acre. Development patterns are urban or suburban by character with maximum heights allowed to be 55' feet tall and front setbacks listed at 10 feet. MR-30 projects are typically stacked multi-level apartment buildings with parking lots, site amenities and landscaping.

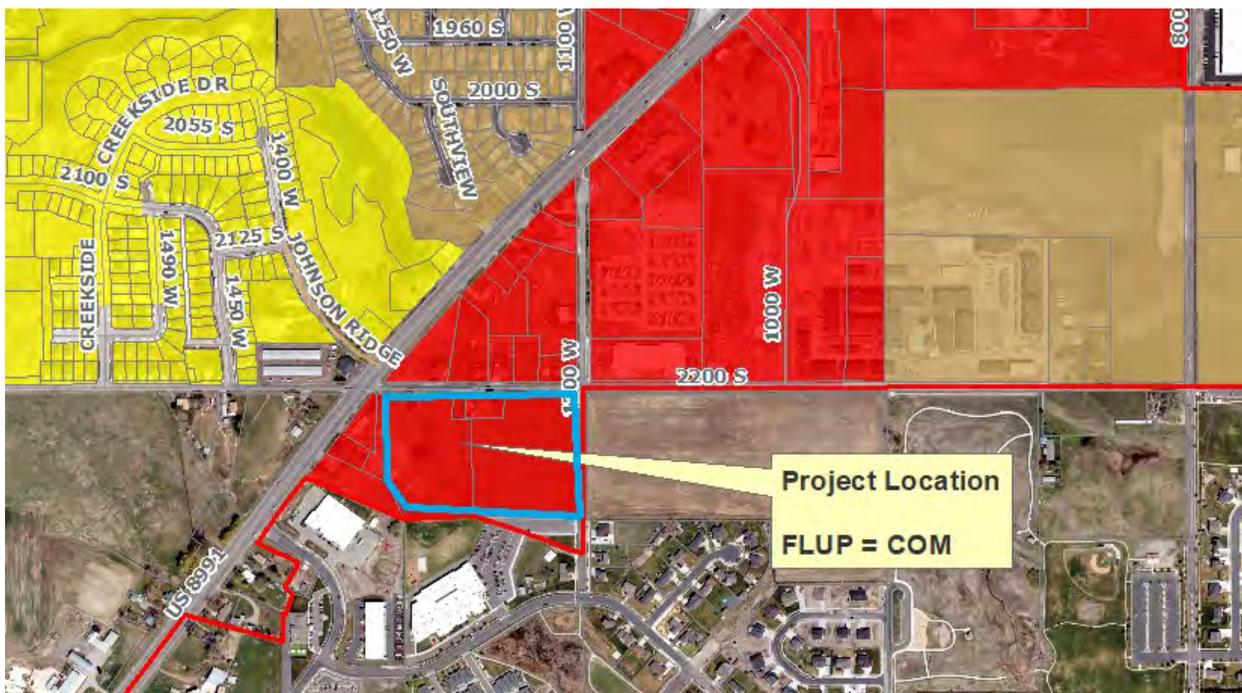


Figure 2 shows the Future Land Use Plan

The South Gateway Corridor Overlay Zone impacts a portion of this property. A 300' foot buffer from the centerline of the Highway along both sides from 3200 South to the Railroad Crossing (~1700 South) makes up the South Gateway Overlay boundary. Lands within the overlay boundary have additional setbacks, use restrictions, and design layouts with the goal of creating a more aesthetically pleasing entryway into Logan City from Sardine Canyon and points south of Cache Valley.

Design Review Permit

Design Review Permits are required for new multi-family developments in the city. The proposal includes 28 townhomes and 204 multi-family condominium units for total of 232 dwelling units. The site contains a larger wetland area, that has been delineated, near the northwest corner, with the proposed development leaving it undisturbed and working around the wetland area. The three and four-story buildings are clad with brick, stucco and composite lap-siding with a unique roofline design that unifies the overall project theme.



Figure 3 shows the overall development proposal from the north.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-30 zone are as follows (as measured from property lines):

- Front: 10'
- Corner: 10'
- Side: 8'
- Rear: 10'
- Parking (front): 10'
- Parking (side/rear): 5'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site, at closest points):

Exterior buildings and parking areas measured to perimeter property lines

- Front: 10+'
- Corner: 10+'
- Side: 8+'
- Rear: 10+'
- Parking (front): 70'+
- Parking (side): 10'+

As proposed, the project meets the setbacks in the MR-30 zoning district.

Lot Coverage & Building Frontage

The LDC 17.7.100 establishes a maximum lot-coverage of 60% (building(s) footprint in relation to overall lot size) and a minimum building frontage of 60% (percentage of building width to overall lot width at front setback) in the MR-30 zone. The proposed ~95,000 SF building(s) on

the 11.13-acre (484,822 SF) equals a lot coverage of approximately 20%. If the “non-buildable” wetland area is not factored, the building frontage along 2200 South and 1200 West is shown above the minimum 60%. As submitted, and considering the wetland area, the proposed lot coverage complies with the maximum allowance in the LDC.

Building Orientation & Design

The LDC 17.09.040 states that buildings should be oriented towards the adjacent street or common courtyard with front facades and front doors for visual and walkability reasons. In certain cases, for practicality reasons or unique site constraints, buildings can orient away from the street, but façade considerations (four-sided architecture) and walkability should create inviting architecture and maintain direct walkability. The proposed townhomes all orient to the adjacent streets. The multi-family condominium buildings orient to either the southern perimeter (no streets present) or internally to the common areas and site amenities. Building “B” is the only multi-family building adjacent to a street (1200 West).

The LDC 17.09.040 requires multi-family buildings to have minimum variations, interesting façade design, a mix of materials and articulation for aesthetically pleasing projects. The MR-30 zones are required to have minimum street-facing façade design variations from adjacent buildings to enhance neighborhood character and create visual interest (limit “cookie-cutter” homes). The LDC identifies eight (8) different categories and requires that at least four (4) out of the eight (8) be noticeably different. The eight (8) categories listed are building color, materials, roofline, height (number of floors), fenestration, architectural style, articulation, and porch design. The townhome buildings show four variations from half of the adjacent buildings/units, but some adjacent townhomes are designed identically. As conditioned with forward orienting architectural features on the west façade of building “B”, and façade variation compliance for the townhome buildings, the project meets the code requirements in the LDC.



Figure 4 shows the architectural designs

Building Heights

The LDC allows building heights in the MR-30 zone at 55 feet. The proposed three and four-story buildings are shown at or below the 55-foot maximum height. Some of the four-story buildings have a roof peak at 57 feet, but building height is measured to the mid-point of the gable on a pitched roofline and thus complies. As proposed, building height complies with the LDC standards.

Parking Requirements

The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit for multi-family structures in the MR-30 zone. The LDC also requires bike racks for residential uses. The proposed plan shows a double-car garage within each townhome and surface parking for the multi-family buildings. The 28 townhomes buildings each contain two parking stalls in the attached garage. The surface parking lots contain 374 parking stalls. The 204 multi-family units require 408 parking stalls as per the LDC. The proposed project is 34 parking stalls short of the LDC requirements (~8%). The applicant has submitted an alternative parking plan for review and approval as per LDC Alternative Parking Plan. The submitted alternative plan does not include all the documents and studies required in 17.31. As conditioned with parking compliance, the project complies with the Logan City parking code requirements.



Figure 5 shows the site plan

Pedestrian Circulation

LDC 17.30.160 requires that developments provide safe, reasonably direct, and convenient pedestrian access between each building and sidewalks along adjacent streets. The proposed project provides reasonable direct and extensive pedestrian circulation for the townhomes and multi-family buildings to and from adjacent streets. As submitted, the project meets the requirements of the LDC.

Open Space

The LDC 17.07.110 requires 20% open space and an additional 10% useable outdoor space in the MR-30 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. The open space percentage is based on the net acreage after street dedication because all open space must be privately owned and maintained. The project shows conceptual open space and amenities. All usable amenities and open space will be counted towards the requirement. Storm water retention ponds that are entirely composed of cobble/gravel rocks are not considered useable open space as it would be unreasonable to see a child playing on

cobble surface such as that. As conditioned with final landscaping plans and minimum open space, the project meets the requirements of the LDC.

Landscaping

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per net acre of land for multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. As conditioned with minimum landscaping requirements, the project complies with the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

STAFF SUMMARY

The property is identified on the FLUP as COM and considering its proximity to the highway, commercial land use could be considered a viable long-term solution. The South Highway Overlay anticipated this area to be developed in a commercial manner with larger setbacks and in a nodal manner associated with the new 1000 West traffic light. The FLUP has already identified numerous acres in this area as MR and is in the process of being developed into multi-family and townhome developments. This area was not planned for MR in the FLUP. Being along the highway and positioned on the south side of the city, a regional commercial use would be ideal for this site, whereas living near a high-speed highway is not ideal (noise, pollution, and safety). The rezone request is not consistent with the FLUP and has not been anticipated by both the surrounding Logan and Nibley neighborhoods. The idea of smaller, more affordable dwelling units is a noble idea; however, this is the wrong location. Higher density and affordable units should be placed Downtown and in other high-density areas identified on the FLUP where infrastructure and services are in close proximity and considered more walkable and less car dependent. Staff recommends denial on the rezone.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received for the rezone.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 10/10/22, posted on the City's website and the Utah Public Meeting website on 10/17/22, and mailed to property owners within 300 feet on 10/10/22 and a quarter page ad published in the Herald Journal 10/13/22.

RECOMMENDED FINDINGS FOR DENIAL (REZONE)

The Planning Commission bases its decision on the following findings supported in the administrative record for this project:

1. The Logan City FLUP identifies the area as COM.

2. This area is positioned along Highway 89/91 with commercial uses to the north and the neighboring properties are not anticipating MR-30 land uses.
3. Design incompatibles may be an issue with surrounding properties because they are not anticipating MR-30 land uses.
4. MR-30 and other higher density developments should be planned and located near services and transit for better walkability and less car dependence.

RECOMMENDED CONDITIONS OF APPROVAL FOR DESIGN REVIEW (BASED ON REZONE APPROVAL)

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review Permit and are available in the Community Development Department.
2. The townhome units shall comply with façade variation standards in the LDC 17.09.040.
3. Building “B” west façade shall have an entryway and architectural features that look like a front façade.
4. The project shall provide at least 464 parking stalls and bike racks. The submitted alternative parking plan will need to include all required documents as per LDC 17.31 prior to consideration and approval.
5. This design review permit authorizes 232 dwelling units (28 townhomes and 204 multi-family units).
6. Building frontage percentage accounts for the non-buildable wetland area.
7. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Open Space and Useable Outdoor areas shall total a minimum of 20% of the net acreage of the project.
 - b) 20 trees and 50 shrubs/perennials shall be provided per acre of project site per block.
 - c) Street trees shall be provided at every 30 feet on center along all public streets. Street intersections shall have no trees planted within the 40-foot sight distance triangle.
 - d) Parking lots adjacent to the street shall have buffering landscaping design to screen views from the street.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
13. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view or designed in a manner that make them no longer appear like a storm water facility.
14. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Fire—contact 716-9515*
 - Current site plan has inadequate fire apparatus access and aerial apparatus access. A fire flow analysis is required to determine available fire flow. Fire hydrants, fire sprinklers, fire alarms, and standpipes will be required.

b. Engineering —contact 716-9160

- The proposed reduction in parking spaces is a significant concern as reduced spaces requires tenants to find creative ways to park, which has resulted in parking issues at similar developments in the City. Considering the distance the development is from the downtown core and the university, the City Engineer recommends that the standard City parking requirements be required.
- The quality of the plans submitted are not sufficient to allow reading of all print and to understand all details. Illegible items shall not be considered as approved.
- The property owner will be required to dedicate the required property necessary to provide a total 66' of right of way on 1200 W and on 2200 S. The property owner will also be responsible to construct the half street roadway improvements as defined by City standards on 1200 W and on 2200 S adjacent to the property. Half street improvements shall include but are not limited to, remaining asphalt pavement, curb and gutter, sidewalk, park strip, irrigation, landscaping, etc.
- The property will need to be designed to manage and convey the regional stormwater flows entering the site from the school property to the south, the canal on the east, and the flows from the development to the west that enter the site on the northeast corner. Contact Nibley City for information regarding stormwater flows from their community.
- Onsite detention/retention of storm water shall be provided in accordance with current City Storm Water design standards. This shall include the use of Low Impact Design methods for the complete onsite retention of the 90% storm event.
- The City owns a percentage of the Nibley sewer main in 2200 S. The development should not expect to generate flows greater than the percentage owned by Logan City. Developer is required to have Nibley City approve all construction plans related to connections with and improvements to the Nibley sewer system. All generation rates and calculations shall follow Nibley City sewer generation calculations.
- Logan City understands that the existing pressure sewer main does not discharge into the existing gravity sewer main on the property as reported. Rather the pressure main continues north to a discharge location near 600 S. These lines are the property of Nibley City and will require their approval of any changes.
- The nearest water line is located at 1000 W and 2200 S, 1200 W and Highway 89/91, and Johnson Ridge Lane and Highway 89/91. A looped water line connecting one of the first two lines to the Johnson Ridge Lane water line that is demonstrated to provide the minimum required fire flow for the development is required to be constructed and paid for and installed by the developer. The City may elect to upsize the water line if deemed necessary by modeling.
- The water and sewer utility service lines and meter sizes will be reviewed and approved through the construction plan review process.
- The internal fire hydrant, water line, and sewer line locations will be reviewed and approved through the construction plan review process.
- All active wells shall be abandoned unless specifically approved by the City Engineer in writing.
- Provide water shares or in-leu of fee for increased water demand to City system for proposed development per Utah Administrative Code R309-510-7.
- The piping or other improvement to an irrigation facility shall require the owner of the affected facility sign the construction plans approving of the same.
- There appears to be wetland areas within the development area. Provide an Army Corps of Engineers wetlands determination for lands within future rights of ways. The developer will be responsible for any wetland mitigation required by the Army Corps of Engineers.
- Align the 1200 W driveway with 2260 S to the east.

- The minimum full movement access spacing for driveways on 2200 S is 125 feet. The western driveway will need to be separated from the highway by at least this distance.
- A traffic impact study will be required to demonstrate the impacts of the development on the surrounding area. The TIS will be provided by the City at a cost to the developer.

c. Water—contact 716-9627

- Available fire flows, as proposed, are inadequate to meet building code requirements. A solution would be to loop the waterline and connect to a second location to the northeast.
- The waterline will need to extend across the frontage of the lot in 2200 S.
- All commercial buildings water mains need to have their own RP (ASSE1013) backflow assembly installed and tested on the water main as it enters the building before any branch offs or possible connections inside or outside of building. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. Refer to Utah State Amendment#608.1.1,608.1.2,608.1.2.1 for installation criteria. Properly sized drain required to serve this backflow assembly. Residential water services or (mains) must be totally separated from any commercial water mains. If residential buildings are three levels above finish grade or higher, their water mains must have a minimum DC (ASSE1015) backflow assembly on the water mains also. Separate residential and commercial water systems (services).
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
- Project shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention, during and after construction.

d. Light and Power— contact 716-9722

- Logan City Light and Power; Requires 1-Line Diagram, A Logan City Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines. Contractor will be responsible to getting power to property.

Environmental – contact 716-9761

- Residential cans will not be provided to the townhomes. They will need to have dumpsters to accommodate for garbage
- Dumpster enclosures need to meet the following requirements: Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes. We cannot back into parking stalls which could be occupied by vehicles.
- Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
- Place bollards in the back of the enclosure to protect walls.
- Gates are not required, however if desired, they must be designed to stay open during the collection process.
- Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

For Staff Only <input type="checkbox"/> Planning Commission	<input type="checkbox"/> Land Use Appeal Board	<input type="checkbox"/> Administrative Review
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Date Received 9/19/22	Planner	Zone/Neighborhood COM/WOODRUFF	Scheduled Meeting Date OCT 27	Application Number PC 22-058
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Type of Application (Check all that apply):

<input checked="" type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Administrative Design Review
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> Zone Change	<input type="checkbox"/> Other

PROJECT NAME
The Watermark

PROJECT ADDRESS 1262 W. 2200 S. Logan, UT 84321	COUNTY PLAT TAX ID # 03-007-0010, 0011, and 0025
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AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Joshua Low	PHONE # 435-764-5430
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MAILING ADDRESS 850 N. 200 W.	CITY Logan	STATE UT	ZIP 84321
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EMAIL ADDRESS
joshlow@dwelrg.com

PROPERTY OWNER OF RECORD Watermark Project LLC	PHONE # 435-764-5430
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MAILING ADDRESS 850 N. 200 W.	CITY Logan	STATE UT	ZIP 84321
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EMAIL ADDRESS
joshlow@dwelrg.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Attached comm to MR-30	Total Lot Size (acres) 11.13
	Size of Proposed New Building (square feet) 279,088
	Number of Proposed New Units/Lots 259

I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.	Signature of Property Owner's Authorized Project Representative
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I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.	Signature of Property Owner
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**APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -**

City Council
 W0rksh0p 11/15/22
 Hearing 12/6/22



850 N. 200 W. LOGAN, UTAH 84321

OFFICE 435.755.9110 | MOBILE 435.764.5430

JOSHLOW@DWELLRG.COM

To: Logan City Community Development
Via Email Transmission Only
RE: Rezone and Project Review for 1262 W. 2200 S. Logan, UT 84321

September 19, 2022

To Whom It May Concern:

My name is Joshua Low and I represent a group that is applying for a rezone and project review for 11.13 acres located at 1262 W. 2200 S. in Logan. In February of this year we had this very property go through a rezone from RC to COM. This COM zoning would allow for commercial space on the main floor and 30 residential units per acre above ground. This is originally what we were planning to do.

For about 4 months I diligently marketed the commercial aspects of this property to dozens of clients who were moving into Cache Valley or looking at relocating into the south end of Logan City. I spoke with businesses ranging from professional services like dentists and doctors to building contractors, to soft good/Amazon shipping companies and IT service providers. We had extensive talks with a grocery store, a large medical group, a couple of different restaurants and a gentleman looking at putting in a gas station. We even spoke with a few expanding companies currently located on the south side of Logan for spaces to relocate different business groups within those companies. With the exception of a "smoke shop", all of the interested parties determined that this area wouldn't be a good fit for their businesses.

Along this same time, Cache County Executive David Zook formed a task force to assess affordable housing in our area. They noted that Cache Valley had one of the lowest unemployment rates in the country and that we were ranked one of the best small cities in the country, but we had a poor ranking for affordable housing. They also concluded that our valley is growing quickly (nearly 20% in the past ten years) and that 86% of that increase was from natural growth – the children of current residences.

As a realtor and father to three adult children ages 19, 23 and 25 years old, I am quite aware of the challenges of the first time home buyer. The Blackhawk Townhome community used to be a perfect solution for that type of consumer's first home, but even those are selling for close to \$300,000. Our proposal has a direct and positive impact on this very challenge. A thoughtful solution: smaller, more affordable homes in a community that provides beautiful common areas, open spaces and views of our beautiful valley.

The Watermark, as you can see by the drawings, has been tastefully designed by Design West and will give a unique style and upgraded look compared to other, more generic multi-family projects in the area. We will offer units with 1, 2 and 3 bed options. The zoning density that we are requesting is the same that we currently command. With the difference being that, without the commercial element, we can focus specifically on a quality residential environment, with plentiful parking, walking paths and a 4,500 square foot community building and workout area.

I hope that you can see how our vision will benefit our valley. I would love to answer any questions or visit more about the project. Feel free to call me any time.



Joshua Low
435-764-5430



RENDERED EYE LEVEL VIEW FROM 2200 S LOOKING AT THE MAIN ENTRY DRIVE.

design west architects
 205 SOUTH 300 WEST
 795 NORTH 400 WEST
 LOGAN UT 84301
 SALT LAKE CITY UT 84103

WATERMARK DEVELOPMENT Archwest
 3D - RENDERINGS
 LOCATED AT 2200 SOUTH 1200 WEST, LOGAN, UT

PROJECT #	421800
DRAWN BY	C.L.
CHECKED BY	AZ
DATE	09.19.2022

LOGAN CITY
 REZONE &
 DESIGN
 REVIEW

3D - RENDERINGS

© 2022 DESIGN WEST ARCHITECTS



RENDERED EYE LEVEL VIEW INSIDE THE DEVELOPMENT LOOKING AT THE CENTRAL GREEN SPACE AND BUILDING A.

design west architects
 295 SOUTH 200 WEST
 795 NORTH 600 WEST
 LOGAN UT 84301
 SALT LAKE CITY UT 84109

WATERMARK DEVELOPMENT Archwest
 3D - RENDERINGS
 LOCATED AT 2200 SOUTH 1200 WEST, LOGAN, UT

DATE	DESCRIPTION

PROJECT # 421920
 DRAWN BY C.L.
 CHECKED BY A.Z.
 DATED 09.19.2022

LOGAN CITY
 REZONE &
 DESIGN
 REVIEW

3D - RENDERINGS





RENDERED EYE LEVEL VIEW INSIDE THE DEVELOPMENT LOOKING AT THE PICNIC PAVILION AND PICKLEBALL COURTS. (BUILDINGS B & C)

design west architects
 255 SOUTH 300 WEST
 795 NORTH 400 WEST
 LOGAN UT 84301
 SALT LAKE CITY UT 84103

WATERMARK DEVELOPMENT Archwest
 3D - RENDERINGS
 LOCATED AT 2200 SOUTH 1200 WEST, LOGAN, UT

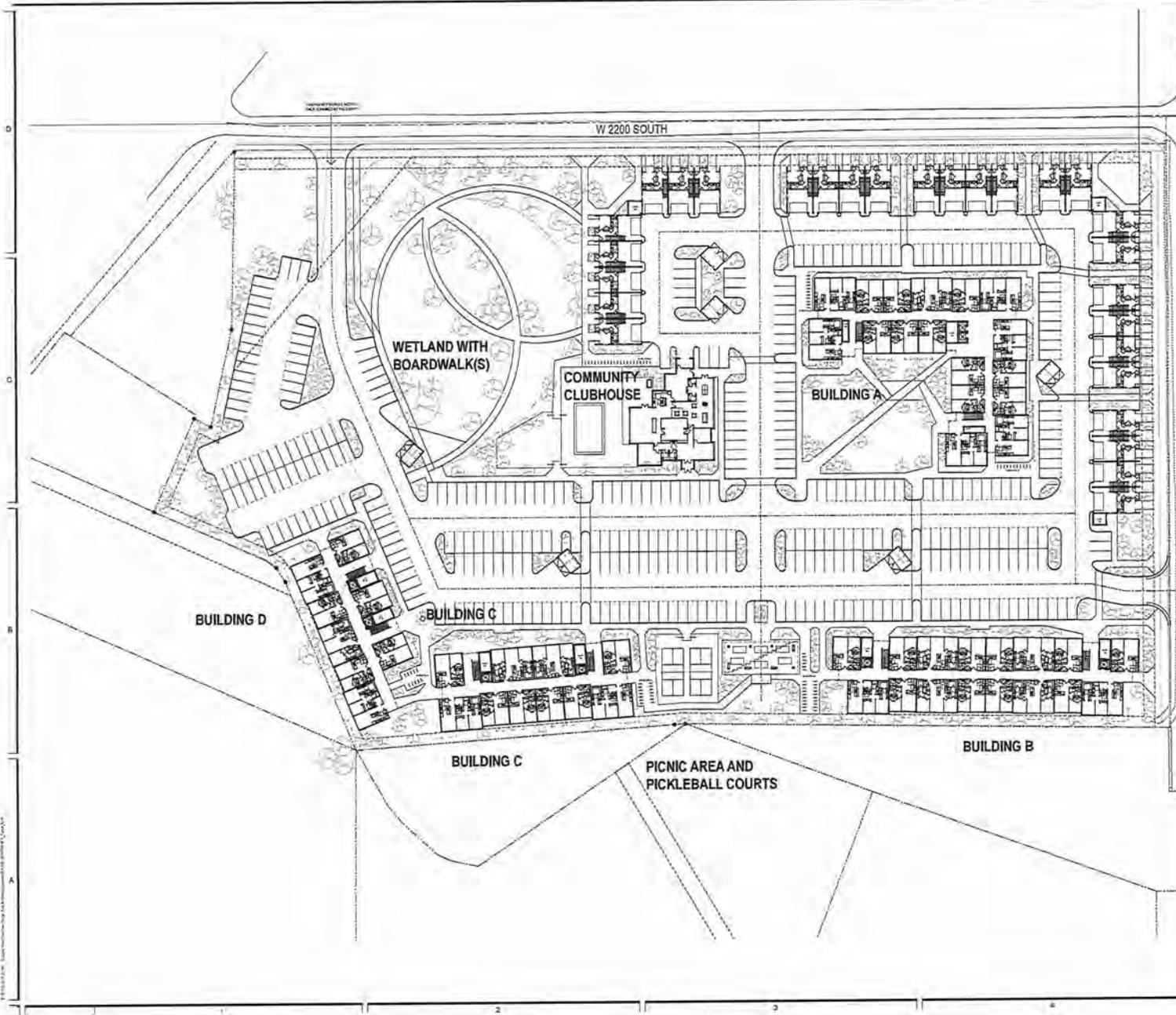
NO.	DATE	DESCRIPTION

PROJECT #: 421900
 DRAWN BY: C.J.L.
 CHECKED BY: AZ
 ISSUED: 08.19.2022

LOGAN CITY
 REZONE &
 DESIGN
 REVIEW

3D - RENDERINGS





SITE INFORMATION:

THIS SITE INCLUDES NATURAL AND MAN-MADE AMENITIES.

THE PLAN TAKES ADVANTAGE OF THE EXISTING WETLAND AS A FEATURE, WHILE ALSO ADDING GREEN SPACE THROUGHOUT THE DEVELOPMENT.

THIS PLAN INCLUDES TOWN HOMES, MULTI-FAMILY CONDOMINIUM HOMES, COMMUNITY CLUB HOUSE, PICNIC PAVILION, PLAYGROUNDS, PICKLEBALL AND WALKING PATHS THROUGHOUT THE SITE.

SITE DATA:

SITE AREA - +1.10.73 ACRES
 MR-30 = 30 UNITS PER ACRE
 10.73 X 30 = 322 UNITS
 WITH THE LIMITED LAND AVAILABLE DUE TO SETBACKS AND THE NATURAL WETLAND, WE ARE PROPOSING THE FOLLOWING.

TOWN HOMES	- 28
MULTI-FAMILY CONDOMINIUMS	- 204
TOTAL UNITS	- 232

UNIT MATRIX:

TOWN HOMES - 3 BEDROOM + STUDY OR BONUS ROOM
 MULTI-FAMILY CONDOMINIUMS - TWO BEDROOM + DEN
 TWO BEDROOM
 ONE BEDROOM

ONE BEDROOM	- 124 UNITS = 60%
TWO BEDROOM	- 80 UNITS = 40%

PARKING:

TOWN HOMES - SELF PARKED (2 CARS)
 MULTI-FAMILY - 408 REQ'D, (2 PER UNIT)
 374 PROVIDED**
 - 34 SPACES NOT PROVIDED

**WE ARE ASKING FOR A 8.25% REDUCTION IN PARKING FOR THIS DEVELOPMENT.

75% OF PARKING IS COVERED

BICYCLE:

.5 PER BEDROOM REQUIRED

TOWN HOMES - 28 X 4 (WORST CASE)	- 112
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MULTI-FAMILY CONDOMINIUMS - ONE BEDROOM	- 124
TWO BEDROOM	- 160
TOTAL BEDROOMS - 396 X .5	=396

TOTAL BEDROOMS - 396 X .5	=198
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198 REQUIRED
 198 PROVIDED



NORTH
 SCALE: 1" = 40'

PROJECT #	421900
DRAWN BY	C.L.
DESIGNED BY	A.L.
DATE	09.19.2002

FILED IN THE PUBLIC RECORDS OFFICE OF THE COUNTY OF KANE, ARIZONA



WETLAND AREA WITH BOARDWALK(S), AND LANDSCAPE PLANTINGS.

MINI-POCKET PARKS AT TOWN HOME CORNERS

**THIS PLAN IS STILL BEING WORKED ON BUT IS REPRESENTATIVE OF THE QUALITY AND CHARACTER THIS SITE IS STRIVING TO ACHIEVE.

CENTRAL COMMUNITY GREEN SPACE

COVERED PARKING STALLS (TYPICAL)

1200 W ENTRY ALIGNED WITH 2260 S

COMMUNITY CLUBHOUSE WITH INDOOR AMENITIES AND OUTDOOR AMENITIES LIKE - POOL, FIREPLACE, OUTDOOR SEATING (COVERED AND UNCOVERED) AND A PLAYGROUND AREA

PICNIC AREA, PLAY AREA, OUTDOOR GRILLING AND PICKLEBALL COURTS

TRASH LOCATIONS (TYPICAL) TRASH ANGLE TO MEET THE 60' HEAD-IN APPROACH PER LOGAN CITY WASTE MANAGEMENT REQUIREMENTS

NORTH
SCALE: 1" = 40'

REV.	DATE	DESCRIPTION

PROJECT # 421920
DRAWN BY C.J.
CHECKED BY AZ
DATED 08.10.2022

LOGAN CITY
REZONE &
DESIGN
REVIEW

CHARACTERISTIC
LANDSCAPE
PLAN



NAME	DESCRIPTION
B1	EMPEROR BRICK - RUNNING COURSE - COLOR: FIREBURN
B2	CANTON BRICK - RUNNING COURSE - COLOR: WALNUT
B3	ALAS BRICK - COLOR: PLANTAIN
E1	STUCCO - COLOR: BERRY PORCELAIN
E2	CONCRETE - COLOR: BERRY PORCELAIN
E3	STUCCO - COLOR: BERRY PORCELAIN
E4	CONCRETE - COLOR: BERRY PORCELAIN
E5	WOOD - COLOR: ALPINE SHINGLE
E6	WOOD - COLOR: SUMMER WHEAT
E7	BOARD & BATTEN - COLOR: SUMMER WHEAT
E8	BOARD & BATTEN - COLOR: SUMMER WHEAT



C1 THE GREEN - ELEVATION

1/8" = 1'-0" SOUTH

TO BALDING HEIGHT = 11'



A1 INTERIOR STREET - ELEVATION

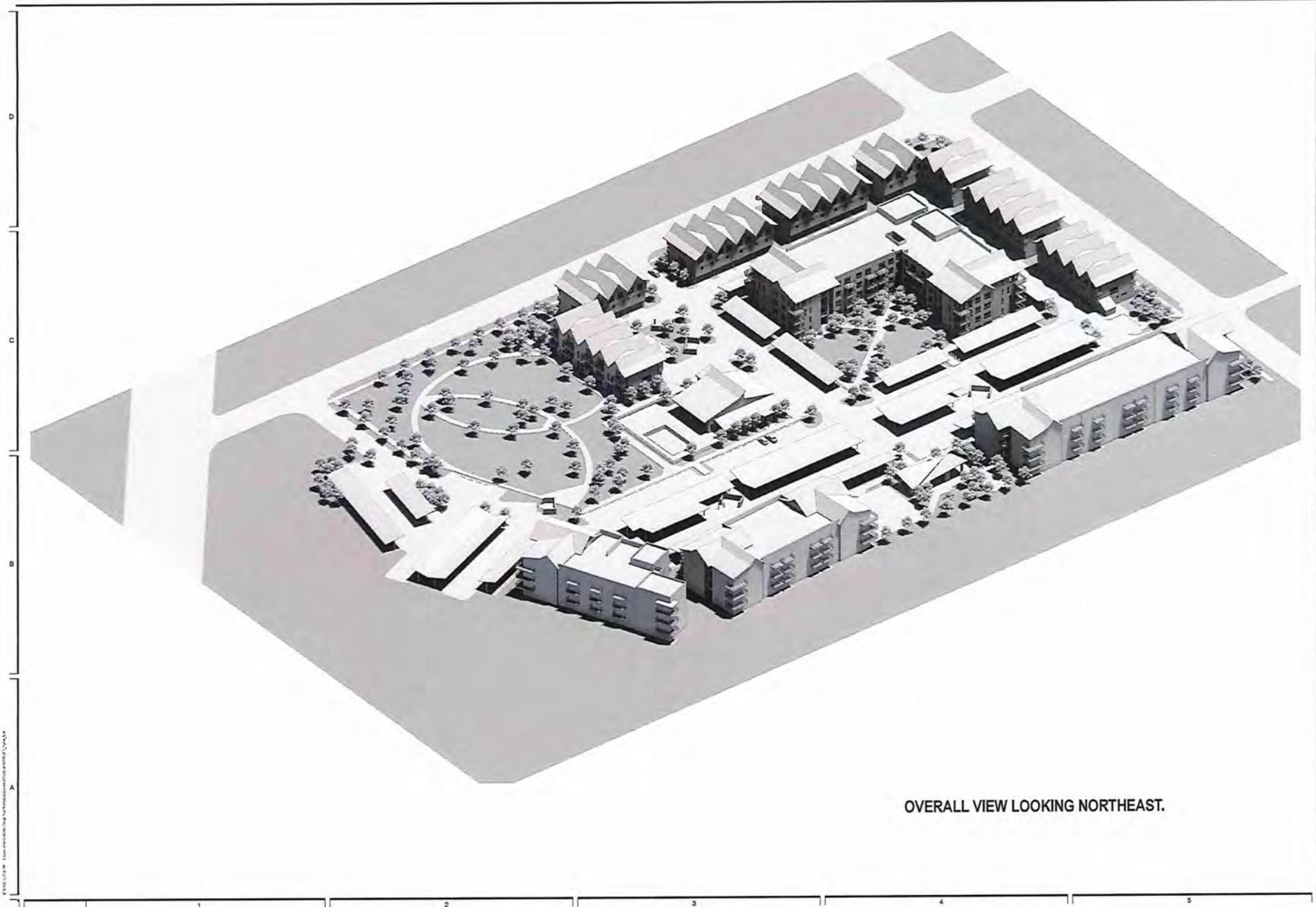
1/8" = 1'-0" NORTH

TO BALDING HEIGHT = 11'

LEVEL	DATE	DESCRIPTION

PROJECT #: 421020
 DRAWN BY: CN
 CHECKED BY: AZ
 ISSUED: 09.19.2022

LOGAN CITY
 REZONE &
 DESIGN
 REVIEW



OVERALL VIEW LOOKING NORTHEAST.

design west architects
 705 BUSINESS CENTER
 705 NORTH 400 WEST
 LOGAN, UT 84301
 SALT LAKE CITY, UT 84103

WATERMARK DEVELOPMENT Archwest
 LOCATED AT 2200 SOUTH 1200 WEST, LOGAN, UT

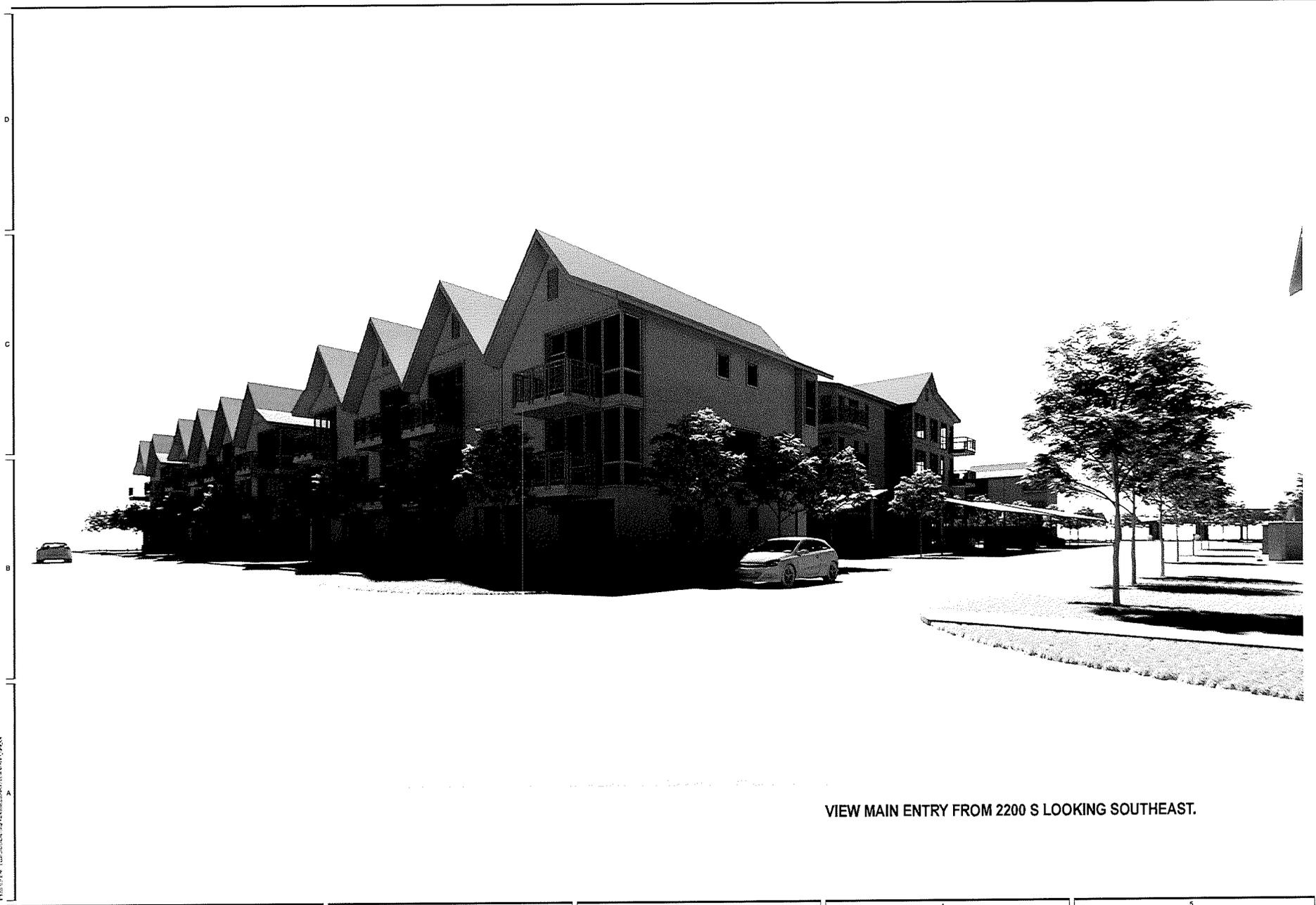
NO.	DATE	DESCRIPTION

PROJECT # 421920
 DRAWN BY C.L.
 CHECKED BY A.Z.
 DATE 09.19.2022

LOGAN CITY
 REZONE &
 DESIGN
 REVIEW

3D - MODEL
 VIEWS

FILED 09/19/2022 10:00 AM BY: [unreadable] AT THE CLERK'S OFFICE, SALT LAKE COUNTY, UTAH



VIEW MAIN ENTRY FROM 2200 S LOOKING SOUTHEAST.

design west architects
 225 SOUTH 300 WEST
 775 NORTH 450 WEST
 LOGAN, UT 84301
 SALT LAKE CITY, UT 84103

WATERMARK DEVELOPMENT Archwest
 3D - MODEL VIEWS
 LOCATED AT 2200 SOUTH 1200 WEST, LOGAN, UT

DATE:	09/19/2022
DRAWN BY:	CAL
CHECKED BY:	AZ
SCALE:	AS SHOWN

PROJECT # 421520
 DRAWN BY: CAL
 CHECKED BY: AZ
 DATE: 09.19.2022

LOGAN CITY
 REZONE &
 DESIGN
 REVIEW

3D - MODEL
 VIEWS





VIEW INSIDE THE DEVELOPMENT LOOKING SOUTHEAST FROM THE WETLAND AREA.

design west architects
 225 SOUTH 2000 WEST
 779 NORTH 400 WEST
 LOGAN UT 84301
 SALT LAKE CITY UT 84103

WATERMARK DEVELOPMENT Archwest
 3D - MODEL VIEWS
 LOCATED AT 2200 SOUTH 1200 WEST, LOGAN, UT

REV.	DATE	DESCRIPTION

PROJECT # 421920
 DRAWN BY C.J.L.
 CHECKED BY AZ
 DATED 08.19.2022

LOGAN CITY
 REZONE &
 DESIGN
 REVIEW

3D - MODEL
 VIEWS



PROJECT # 421920 - WATERMARK DEVELOPMENT ARCHWEST PROJECT

A B C D

1 2 3 4 5

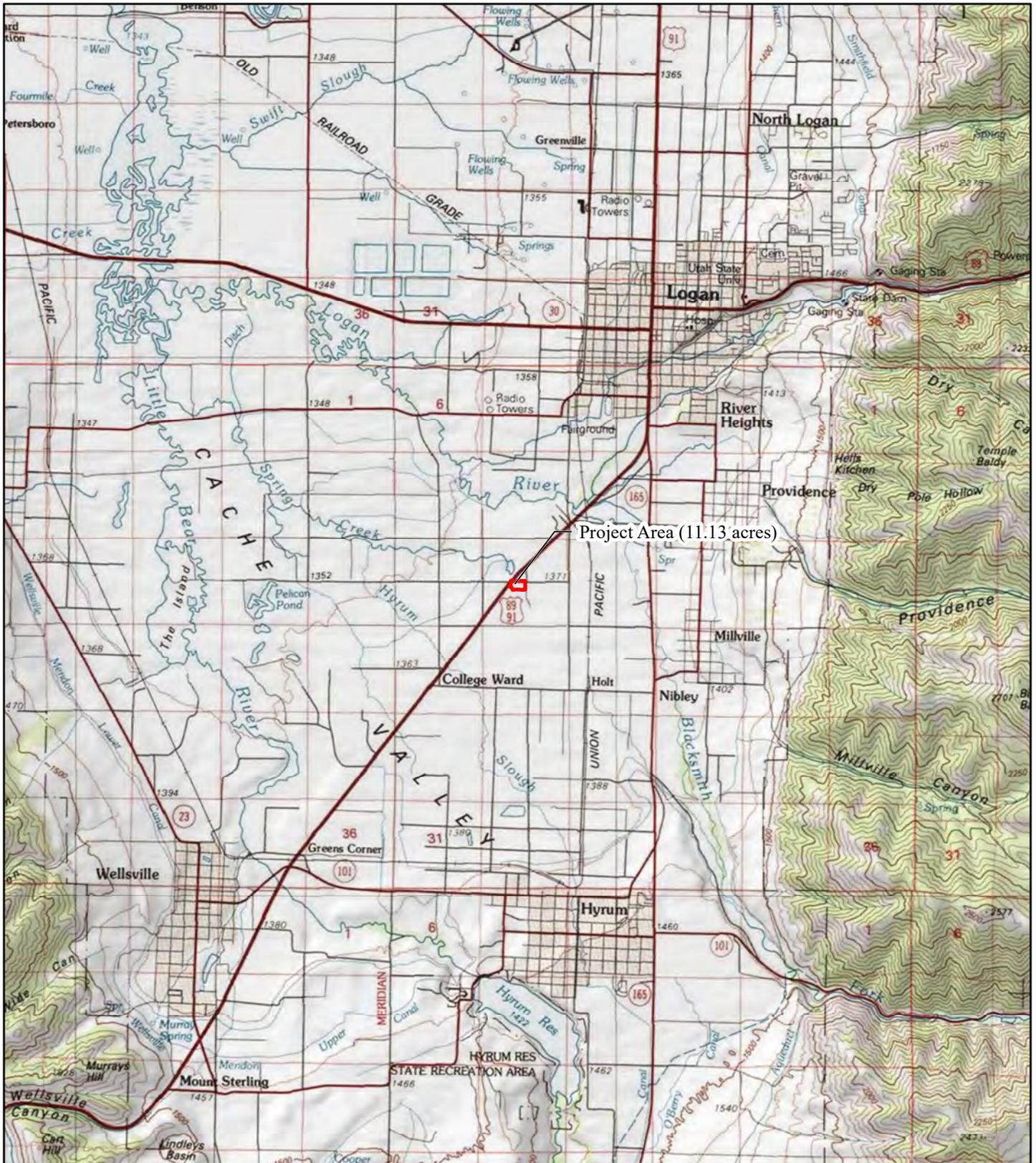
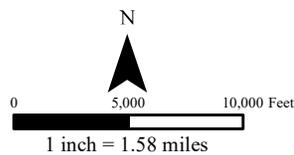


Figure 1. Project Location Map

Base layer: USGS Topo

Project Area



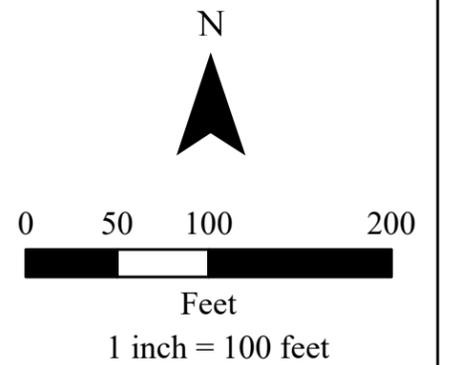


Aquatic Resources Table		
Resource Name	Resource Type	Approx. Size (ac/ ft)
Wetland A	Wet Meadow	0.688 / -
	Wetland Total	0.688 / -
Pond 1	Excavated Pond	0.078 / -
Pond 2	Excavated Pond	0.064 / -
	Pond Total	0.142 / -
Ditch 1	Excavated Ditch	0.068 / 550
	Ditch Total	0.068 / 550

Figure 3.
Aquatic Resource
Delineation Map

- Project Area
- Ditch
- Pond
- Wetland
- Delineation Sample Point
- Photo View Direction

Map Date: 1/4/2022
 Map By: C. Kline
 Delineation Date: 12/6/2021
 by C. Kline
 Aerial Imagery: Maxar 7/2018



REQUEST FOR AQUATIC RESOURCES DELINEATION VERIFICATION
OR JURISDICTIONAL DETERMINATION

A separate jurisdictional determination (JD) is not necessary to process a permit. An Approved Jurisdictional Determination (AJD) is required to definitively determine the extent of waters of the U.S. and is generally used to disclaim jurisdiction over aquatic resources that are not waters of the U.S., in cases where the review area contains no aquatic resources, and in cases when the recipient wishes to challenge the water of the U.S. determination on appeal. Either an Aquatic Resources Delineation Verification or a Preliminary Jurisdictional Determination (PJD) may be used when the recipient wishes to assume that aquatic resources are waters of the U.S. for the purposes of permitting. In some circumstances an AJD may require more information, a greater level of effort, and more time to produce. If you are unsure which product to request, please speak with your project manager or call the Sacramento District's general information line at (916) 557-5250.

I am requesting the product indicated below from the U.S. Army Corps of Engineers, Sacramento District, for the review area located at:

Street Address: _____ City: _____ County: _____ State: _____ Zip: _____ Section: _____ Township: _____ Range: _____ Latitude (decimal degrees): _____ Longitude (decimal degrees): _____ The approximate size of the review area for the JD is _____ acres. (Please attach location map)	
Choose one: <input type="checkbox"/> I own the review area <input type="checkbox"/> I hold an easement or development rights over the review area <input type="checkbox"/> I lease the review area <input type="checkbox"/> I plan to purchase the review area <input type="checkbox"/> I am an agent/consultant acting on behalf of the requestor Other: _____	Choose one product: <input type="checkbox"/> I am requesting an Aquatic Resources Delineation Verification <input type="checkbox"/> I am requesting an Approved JD <input type="checkbox"/> I am requesting a Preliminary JD <input type="checkbox"/> I am requesting additional information to inform my decision about which product to request
Reason for request: (check all that apply) <input type="checkbox"/> I need information concerning aquatic resources within the review area for planning purposes. <input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which would be designed to avoid all aquatic resources. <input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which would be designed to avoid those aquatic resources determined to be waters of the U.S. <input type="checkbox"/> I intend to construct/develop a project or perform activities in this review area which may require authorization from the Corps; this request is accompanied by my permit application. <input type="checkbox"/> I intend to construct/develop a project or perform activities in a navigable water of the U.S. which is included on the district's list of navigable waters under Section 10 of the Rivers and Harbors Act of 1899 and/or is subject to the ebb and flow of the tide. <input type="checkbox"/> My lender, insurer, investors, local unit of government, etc. has indicated that an aquatic resources delineation verification is inadequate and is requiring a jurisdictional determination. <input type="checkbox"/> I intend to contest jurisdiction over particular aquatic resources and request the Corps confirm that these aquatic resources are or are not waters of the U.S. <input type="checkbox"/> I believe that the review area may be comprised entirely of dry land. Other: _____	
Attached Information: Maps depicting the general location and aquatic resources within the review area consistent with Map and Drawing Standards for the South Pacific Division Regulatory Program (Public Notice February 2016, http://www.spd.usace.army.mil/Missions/Regulatory/Public-Notices-and-References/Article/651327/updated-map-and-drawing-standards/) Aquatic Resources Delineation Report, if available, consistent with the Sacramento District's Minimum Standards for Acceptance (Public Notice January 2016, http://1.usa.gov/1V68lYa)	
By signing below, you are indicating that you have the authority, or are acting as the duly authorized agent of a person or entity with such authority, to and do hereby grant Corps personnel right of entry to legally access the review area. Your signature shall be an affirmation that you possess the requisite property rights for this request on the subject property.	
*Signature: _____ Date: _____ Name: _____ Company name: _____ Address: _____ Telephone: _____ Email: _____	

***Authorities:** Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Program of the U.S. Army Corps of Engineers; Final Rule for 33 CFR Parts 320-332.

Principal Purpose: The information that you provide will be used in evaluating your request to determine whether there are any aquatic resources within the project area subject to federal jurisdiction under the regulatory authorities referenced above.

Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public, and may be made available as part of a public notice as required by federal law. Your name and property location where federal jurisdiction is to be determined will be included in the approved jurisdictional determination (AJD), which will be made available to the public on the District's website and on the Headquarters USACE website.

Disclosure: Submission of requested information is voluntary; however, if information is not provided, the request for an AJD cannot be evaluated nor can an AJD be issued.



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

April 6, 2022

Regulatory Division (SPK-2022-00089)

Wasatch Land Holdings, LLC
Attn: Mr. Shawn Miller
One Utah Center, Suite 800
Salt Lake City, Utah 84111
smiller@archwestcapital.com

Dear Mr. Miller:

We are responding to your February 8, 2022, request for verification of an Aquatic Resource delineation for the Wasatch Land Holdings College Ward site. The approximately 11.13-acre project site is located at 1262 West 2200 South, Latitude 41.6921°, Longitude -111.8638°, College Ward, Cache County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site which consists of approximately 0.688 acre of wet meadow wetlands, 0.142 acre of open water ponds, and 550 linear feet (0.068 acre) of ditch, as depicted on the enclosed January 4, 2022 "Figure 3. Aquatic Resource Delineation Map" drawing, prepared by Civil Solutions Group (enclosure 2). This letter verifies that the location and boundaries of wetlands were delineated consistent with the wetland definition at 33 CFR §328.3(c)(16), the 1987 *Corps of Engineers Wetlands Delineation Manual* (Wetlands Research Program Technical Report Y-87-1) and the applicable regional supplements, and that the location and boundaries of non-tidal waters conform with the ordinary high water mark definition at 33 CFR §328.3(c)(7), Regulatory Guidance Letter 05-05, and any applicable regional guide.

This verification letter does not constitute a jurisdictional determination (JD). A JD is not required to process an application for a Department of the Army permit. If you do not require a JD for the site, your permit application may be processed sooner. You may request a JD for this site at any time prior to starting work in aquatic resources, including after a permit decision is made. To request a JD for this site, complete the attached *Request for Aquatic Resources Delineation or Jurisdictional Determination Form* (enclosure 3) and return it to this office at the address listed below.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of

the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

Please refer to identification number SPK-2022-00089 in any correspondence concerning this project. If you have any questions, please contact me at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, by email at Michael.A.Pectol@usace.army.mil, or telephone at (801) 295-8380 ext. 8315. For program information or to complete our Customer Survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Sincerely,

Michael Pectol
Project Manager
Nevada-Utah Section

Enclosures

cc:
Coleman Kline, Civil Solutions Group (ckline@csg.work)

September 19, 2022

Logan City Planning Commission
Design Review

RE: Watermark Development (2200 S. 1200 W, Logan, Utah) - Alternative Parking Plan

We are requesting that this development is looked at with the Alternative Parking Plan reduction opportunities in mind.

The plan being submitted for design review comes with various characteristics and an overreaching site concept to create as much outdoor living, social and green spaces, setting this development apart from what is typical of this type of development. With that we have looked at reducing the parking requirements for this land-use designation.

Along with our submittal for Design Review and Approval, we are also submitting for a Re-Zone change from Commercial to MR-30.

The MR-30 – Mixed Residential High, parking standards are 2 spaces per dwelling unit. On our site we are proposing 259 dwelling units, with 27 town homes (self-parked) and 232 multi-family condominium units. The site is +/- 10.73 acres which would allow 322 dwelling units to be allowed. We are not developing to this level and would appreciate this fact to be considered in your approval of the reduction in your process. We are also to provide .5 bike spaces per bedroom, which would equate to 168 bike stalls within the development. We are providing 178 bike stalls.

We have a natural wetland area that we are preserving along with providing other site greenspace amenity areas.

For the 232 units on this site, we have the following - 128 One Bedroom Dwelling Units and 104 Two Bedroom Dwelling Units. This would require 464 parking spaces. We are asking to have the One Bedroom Units to be allotted 1 parking space per dwelling unit and the Two Bedroom Units to be allotted the 2 space per dwelling requirement. With that reduction we would be required to have 336 parking spaces. We have 358 parking spaces provided on the site with at least 80% of those spaces to be covered with the potential of using the parking structures to collect solar energy for the development. A 25% reduction across the board would require 348 spaces.

The site plan shows the areas for parking, while also showing all the greenspace being designed into the overall development. From greenspace corners along 2200 S and 1200 W, landscape areas, along the fronts of the townhomes and the multi-family condominiums. Where the geometry varies so does the landscaping, creating some large greenspace areas that provide more separation between units and the parking areas.

We would like to propose the following: with the bike parking on the site, ride-share opportunities for the residents within this community and others in close proximity, and possible potential CVTD additional stops along either 2200 S or 1200 W, the reductions we are asking for could be permitted. We understand there is a CVTD stop on Heritage Dr and Nibley Park Ave, which is in close proximity to our site. An additional stop would encourage even more use of CVTD. We would like that 2200 S have a bike lane allocated as it is expanded and connected to areas in and around South Logan. This would allow those who enjoy biking to work or school to have the opportunity to do so safely, thus encouraging biking for our site.

We would prefer to not reduce the unit count as we are already under the amount allowed per the MR-30 zoning designation, which we are also submitting for a Re-Zone change.

With the reduction and all of the greenspace provided, the site parks well per our request for the reduction and visually it has a good feel, without having to build costly parking structures.

The intent of the multi-family is to provide first time homeowners the ability to do so affordably and within a development that has created the types of amenities being asked of within Cache Valley.

We look forward to answering any questions or comments that come up prior to the approval meeting.

Kindest Regards,



CJ Lindberg, ULI, NAIOP, ICSC, APA
Creative | Director of Design | Planning



Adam Zetterquist RA, NCARB
Principal-in-charge